



# LIV MARINA RESIDENCES

📍 LOCATION: DUBAI MARINA 📅 COMPLETED: MAY 2025

At 44 storey's high, every apartment in LIV Marina optimizes the waterfront views, with floor-to-ceiling windows and fantastic open-air balconies. The luxury tower will be built upon one of the last exclusive waterfront land plots in Dubai Marina (seafront side) and offers studios, 1, 2 & 3 bedroom apartments and luxury 4 BR penthouses.

## FACILITIES



## SIZES & PRICES

1 BR – FROM 651 SQFT	FROM AED 1,500,000
2 BR – FROM 1005 SQFT	FROM AED 2,000,000
3 BR – FROM 2,100 SQFT	FROM AED 4,000,000
4 BR PH – FROM 6,700 SQFT	UPON REQUEST

## LOCAL AMENITIES / INFRASTRUCTURE

**SUPERMARKETS:** Al Maya Sadaf Supermarket, Beach City Supermarket, Fresh Deals Supermarket, Carrefour City

**PUBLIC TRANSPORT:** TRAM – Jumeirah Beach Residences 1, BUS – Jumeirah Beach Residences 1 - Seaside

**SCHOOLS/NURSERIES:** Raffles Nursery dubai Marina, Blossom Marina Nursery, Emirates International School

**PETROL STATION:** Dubai Harbour

**MEDICAL FACILITIES:** Medcare Medical Center JBR, American Medical Center, Kings Marina Medical Centre, Marina Medical Center

**RETAIL/F&B:** JBR Walk, Dubai Marina Mall, JLT, Dubai Harbour

**LANDMARKS:** Dubai Harbour, Dubai Marina, Palm Jumeirah

## LOCATION FACTORS

- ULTIMATE HOLIDAY DESTINATION
- LOCAL AMENITIES ALL WITHIN WALKING DISTANCE
- PUBLIC TRANSPORT WITHIN WALKING DISTANCE
- PLENTY OF CHOICE FOR DINING AND ENTERTAINMENT
- CLOSE TO TOURIST DESTINATION OF JBR
- CLOSE TO DUBAI HARBOUR
- EASY ACCESS TO THE SZR
- ONE OF THE BEST INFRASTRUCTURES IN DUBAI
- INCREDIBLE VIEWS OF THE MARINA,
- 30 MINUTES TO DXB AIRPORT
- 20 MINUTES TO DOWNTOWN DUBAI



+7 969 179 97 79





Each residence will feature premium European kitchens with the latest innovations in appliances and finishes, as well as exquisitely crafted custom Italian cabinetry combine and marble quartz countertops. Custom designed bathrooms have rich veined stone countertops, designer tiled walls, walk in showers and soaking tubs, which all come together to establish a sanctuary of relaxation.

## PITCH POINTS / WHY BUY?

- DUBAI MARINA IS ONE THE MOST IN-DEMAND AREAS FOR REAL ESTATE IN DUBAI
- EXCELLENT ROI POTENTIAL AS SIMILAR RESIDENTIAL TOWERS IN THE MARINA GENERATE 7.95%
- WIDE VARIETY OF RESIDENTIAL AMENITIES ON-SITE
- EXCELLENT LOCATION WITH GREAT ROAD CONNECTIVITY AND PUBLIC TRANSPORT OPTIONS
- VERY POPULAR HOLIDAY DESTINATION AND TOURIST HOTSPOT
- SET AMONGST 5 STAR HOTELS AND OTHER PREMIUM RESIDENTIAL TOWERS

**PAYMENT PLAN:** 50/50 3yrs (50% upon completion)

**ROI:** 7.8%

## DEVELOPER OVERVIEW

The Principals of LIV have been residents of Dubai since 1991, and the company have been in the real estate industry in Dubai since 2000, with a unique knowledge and track record of delivering luxurious, well-built properties. Projects by LIV are located in some of the most sought-after locations in Dubai, including Emirates Hills, Business Bay, Pearl Jumeirah, and Jebel Ali. Other global projects by LIV Real Estate Development LLC are based in LA, NYC and Istanbul.

## THINGS TO KNOW

SERVICE CHARGE:	AED TBC PER SQFT
ALLOCATED PARKING:	YES
RESALE POLICY:	OFF-PLAN AFTER 40% PAYMENT. READY PROPERTY - ANYTIME

## IN CLOSE PROXIMITY

- 400m AL MAYA SADAF SUPERMARKET
- 1km BLOSSOM MARINA NURSERY
- 1.1km TRAM – JBR 1
- 1.7km DUBAI MARINA MALL
- 1.8km SHEIKH ZAYED RD
- 2km KINGS MEDICAL CENTER
- 3.6km PETROL STATION



## KEY FEATURES

- ALL UNITS COME WITH FLOOR-TO-CEILING WINDOWS
- EACH RESIDENCE WILL HAVE ITS OWN BALCONY
- RESIDENCES WILL HAVE EITHER MARINA, SEA OR JBR VIEWS
- PRIVATE RESIDENTS LOUNGE
- FULL FLOOR OF RESIDENTIAL AMENITIES
- BEAUTIFUL VIEWS OF THE DUBAI MARINA, THE SEA OR JBR FROM EACH BALCONY